

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 6, 2006

ITEM NO. 11

CASE NUMBER/ PROJECT NAME **19-DR-2006**
 Chaparral High School Wireless Communication Facility (WCF) Relocation

LOCATION 6935 E. Gold Dust Avenue

REQUEST Request approval for relocation of the WCF located at Chaparral High School from its present location to the southeasterly corner of Chaparral's football and sports complex.

OWNER Scottsdale Unified ENGINEER N/A
 School/dist Building
 480-484-8511

ARCHITECT/ Young Design Corp. APPLICANT/ Gordon Rasmussen
DESIGNER 480-451-9609 COORDINATOR Martin Property Advisors,
 Inc.
 480-368-1899

BACKGROUND **Zoning.**
 The subject property is currently zoned Single Family Residential District (R1-43). The R1-43 ESL District allows single-family lots having 43,000 square feet or more, public schools, churches, and municipal uses. The R1-43 ESL District also allows wireless communications facilities (WCF), including those located on sports field lights. This WCF application is a "Type 3" application because it is located on school property and within 150 feet of a single-family residential lot. Type 3 WCF applications require approval by the Development Review Board.

Context.
 The site is located at the southeast corner of Chaparral High School and is surrounded mostly by residential uses. The school has had wireless communication facilities on the property for years.

Adjacent Uses:

- North: Chaparral High School zoned, R1-43.
- South: Ninety-foot wide drainage ditch, single-family residential in the Town of Paradise Valley.
- East: 70th Street, assisted living facility, zoned R-5.
- West: Chaparral High School zoned, single-family residential, zoned R1-43 and R1-35.

APPLICANT'S
PROPOSAL**Applicant's Request.**

In conjunction with the school's reconstruction efforts (associated case 22-DR-2006), the applicant is requesting approval to relocate two existing wireless communications facilities (WCF) on school property. The existing WCF locations are internal to the campus in areas planned for remodel/demolition. The new WCF locations are proposed at the southeast corner of the campus at the football/sports complex.

Development Information:

- Existing Use: Sports field light pole at high school
- Proposed Use: Sports field light pole with new WCF antennas and equipment
- Project Land Area: 1400 Square feet
- Antenna heights: 6 Antennas at 62 feet
6 Antennas at 70 feet
- Parcel Size: 37.8 Acres
- Building Size (total): Approximately 550 sq.ft.
- Building Height Allowed/Proposed: 30 Feet to 10.5 feet

DISCUSSION

The WCF antennas will be located on a replaced 82-foot tall field light pole, and all of the equipment will be located within 10.5-foot tall equipment shelters. Each WCF will have six antennas mounted in three sectors (two antenna per sector) at heights of 62 feet and 70 feet up the pole.

The equipment shelters will be painted a tan color and located within an 8-foot tall walled enclosure located near the base of the field light pole. The walled enclosure will be constructed of concrete block painted a tan color to match the brick proposed for the school reconstruction project. All cables will be hidden inside the pole or buried underground.


Locating wireless communications facilities on existing vertical structures, such as sports field poles, is generally more desirable than constructing new poles or towers. The site has been posted with a notification sign and property owners within 750 feet have been notified. The School District also has had multiple meetings with parents, teachers, surrounding property owners, and other interested parties regarding their proposed redevelopment plan. Other than general inquiries, there has been no public comment regarding this application.


STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

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APPROVED BY


Tim Curtis, AICP
Report Author


Lusia Galav, AICP
Director, Current Planning
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan and Elevations
- A. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

Alltel -Verizon Wireless: Chaparral High School WCF Relocation

City of Scottsdale Case #: 890-PA-2005

Location of Site:

Chaparral High School

6935 E. Gold Dust Avenue

Scottsdale, Arizona 85253

Applicants:

Alltel Communications
ATTN: Beverly Kinison
2125 E. Adams Street
Phoenix, AZ 85034
Phone (602) 302-9882
Fax: (602) 302-9802

Verizon Wireless
ATTN: Val Dumire
126 W. Gemini Drive
Tempe, AZ 85283
Phone: (480) 777-7332
Fax (480) 777-4390

Consultant:

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- Martin Property Advisors, Inc.
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Phone: (480) 368-1899
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Email: grasmussen13@cox.net

Architect:

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Young Design Corp
10245 E. Via Linda Suite 211
Scottsdale, AZ 85258
Phone: (480) 451-9609
Fax: (480) 451-9608

**Alltel -Verizon Wireless: Chaparral High School Facilities Relocation
Request for Approval for Wireless Communication Facilities (WCF) Relocation**

Purpose of Request:

Alltel Communications and Verizon Wireless are seeking approval for the relocation of their wireless communications facilities located at Chaparral High School (Chaparral). Scottsdale Unified School District is planning extensive remodeling and new construction at Chaparral, and the construction project is scheduled to commence on approximately June 1, 2006. Alltel Communications and Verizon Wireless each have existing wireless communications facilities at Chaparral, and these facilities must be relocated in order for Chaparral's project to proceed as currently planned. The new wireless facilities are proposed to be relocated at the southeasterly corner of Chaparral's football and sports complex.

Alltel Communications and Verizon Wireless must commence construction of the new (relocated) wireless facilities by May 1, 2006, in order to accommodate Chaparral's current construction schedule.

Description of the Relocated Wireless Communications Facility:

The completed wireless communications facility will consist of an equipment compound measuring approximately 38 feet x 42 feet, enclosed by a CMU screen wall eight (8) feet in height. The screen wall's texture and colorization will be designed to match the future structures at Chaparral. Alltel and Verizon Wireless will install prefabricated equipment shelters to the new equipment compound as depicted on the enclosed site plan.

The antenna arrays are proposed to be mounted on a replacement field light pole. The top of the existing field light pole is approximately 82 feet and the replacement field light will be identical in height. The field lights will be replaced at the same height as the originally situated. Panel antennas are proposed to be installed as follows:

1. Alltel's antenna array will consist of six (6) panel antennas at a 62 foot centerline, with each panel antenna measuring approximately eight (8) feet in length.
2. Verizon Wireless' antenna array will consist of six (6) panel antennas at a 70 foot centerline, with each panel antenna measuring approximately eight (8) feet in length.
3. The panel antennas will be mounted on the replacement field light in a manner such that the antennas will not extend more than twenty-four (24) inches from the pole.

Considerations for Locating New Equipment Compound:

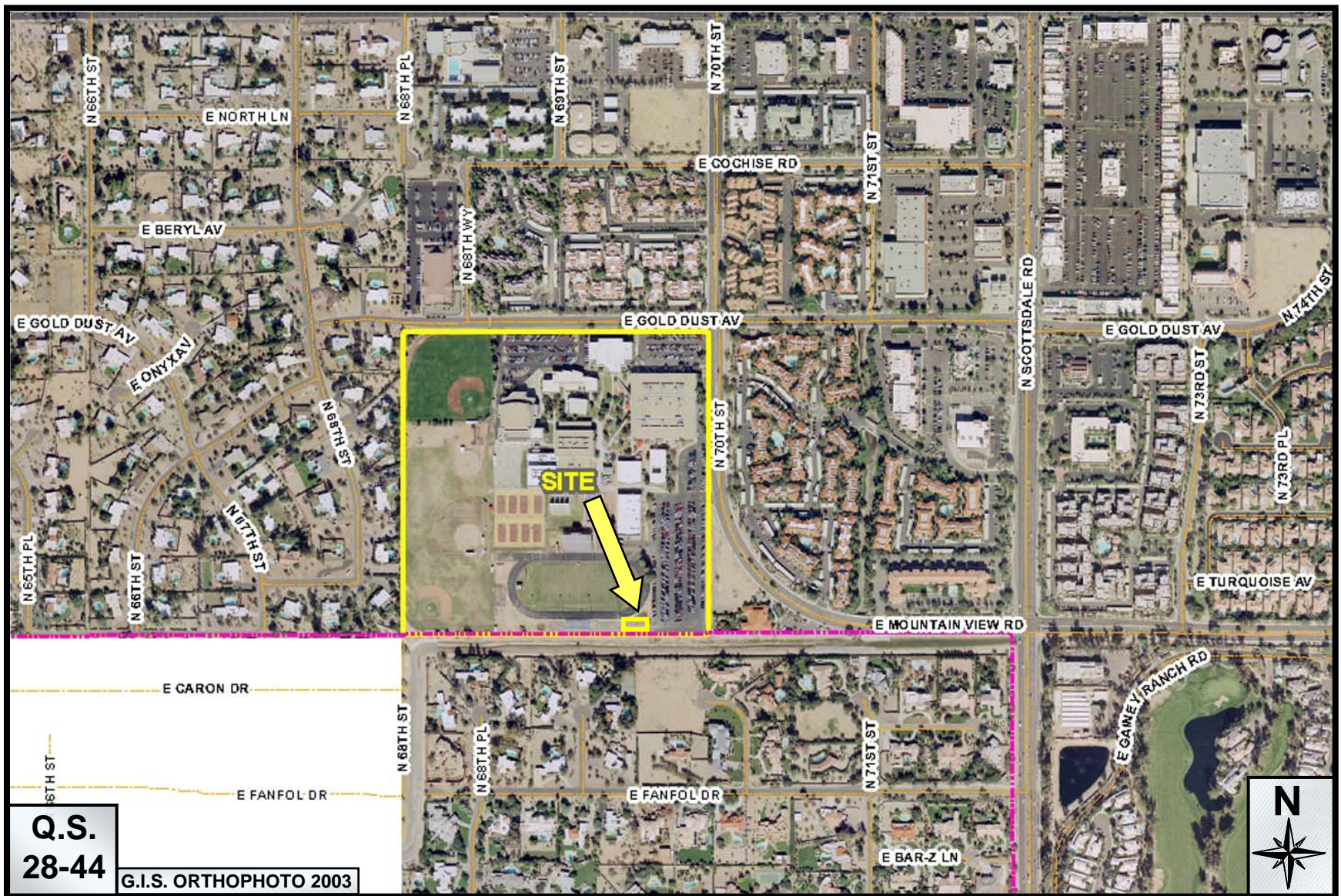
Alltel Communications and Verizon Wireless have worked closely with the staff of Chaparral High School and Scottsdale Unified School District. The proposed location was selected after careful consideration based upon the following considerations:

1. The relocated facility must not interfere with the proposed renovation of the school, as well as future expansion plans.
2. The relocated facility must not create any new verticality.
3. The relocated facility must not significantly impact surrounding residences.

Justification for Approval:

The proposed wireless facility will meet the City of Scottsdale's facility design guidelines in the following manner:

- a. The proposed wireless facility will replace an existing light pole substantially similar to the existing field light pole and other light poles at Chaparral High School. The diameter of the replacement field light will not exceed the diameter of the existing light pole by more than 60%. The existing field light is approximately sixteen (16) inches in diameter, and the replacement field light will be approximately twenty-five and one half (25.5) inches in diameter. The overall height of the replacement light pole will be identical to the existing light pole, and the existing lighting array will be reinstalled at the same height without change to its current configuration.
- b. The equipment compound will be surrounded with a masonry screen wall designed to integrate into the architecture, texture and colorization of the proposed and existing buildings at Chaparral. The color of the CMU at Chaparral is "Phoenix Brick #22", and the proposed CMU paint color for the masonry walls surrounding the equipment shelters is proposed to be Frazee Paint #8234M (Daplin). The texture and color of the equipment shelters will match the masonry walls.
- c. The proposed facility will have no adverse impact on adjacent properties. The facility is unmanned, and except for routine maintenance (average of once monthly), and emergencies, will produce no significant pedestrian or vehicular traffic. The proposed wireless communications facility will not contribute in a measurable way to the deterioration of the area or contribute to the lowering of property values.
- d. The use will be in compliance with all provisions of the City of Scottsdale's Zoning Ordinance and Amended Wireless Ordinance, and the laws of Maricopa County, the State of Arizona, and the United States of America.



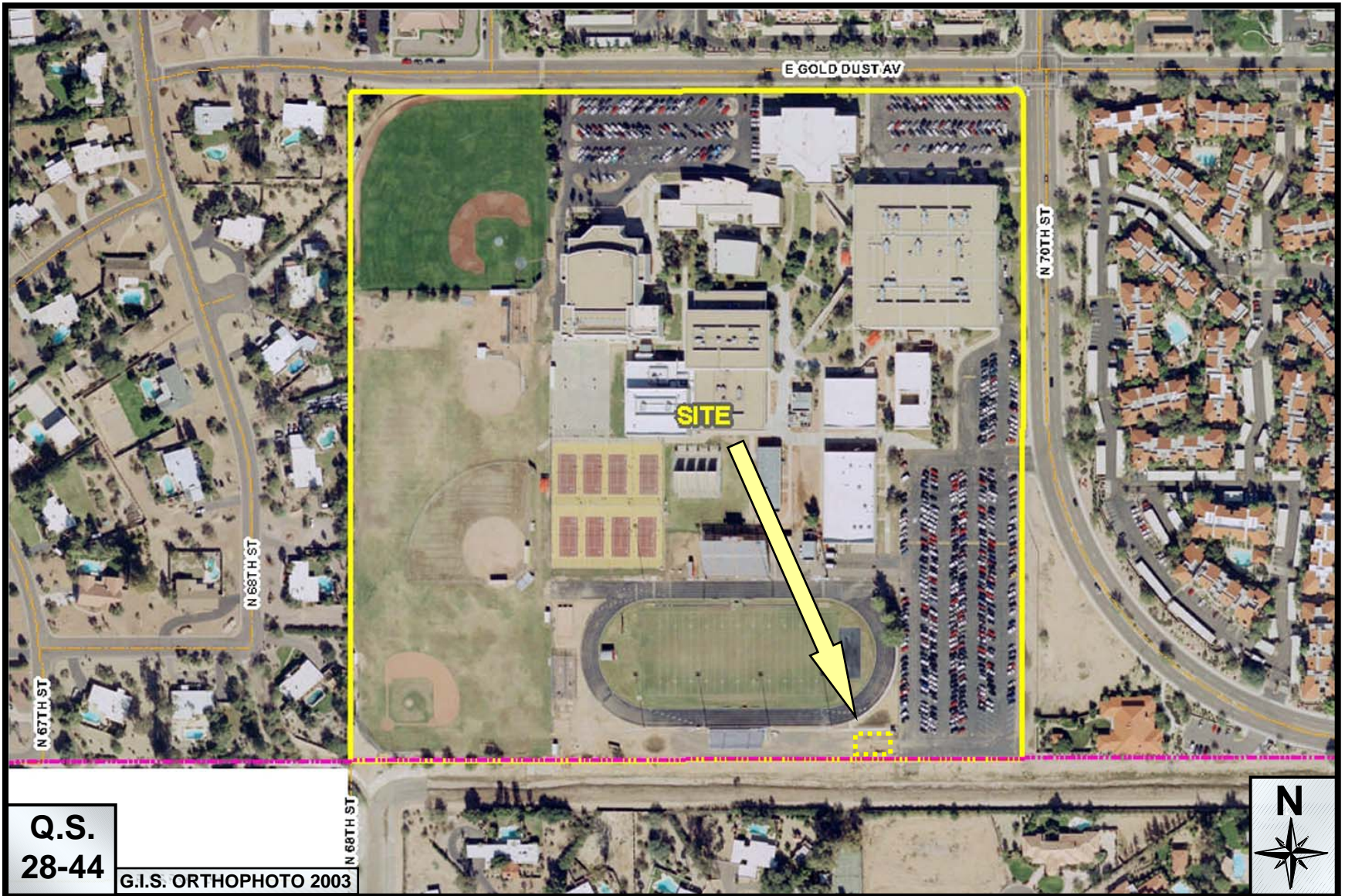
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G.I.S. ORTHOPHOTO 2003

 Chaparral High School WCF Relocation

19-DR-2006

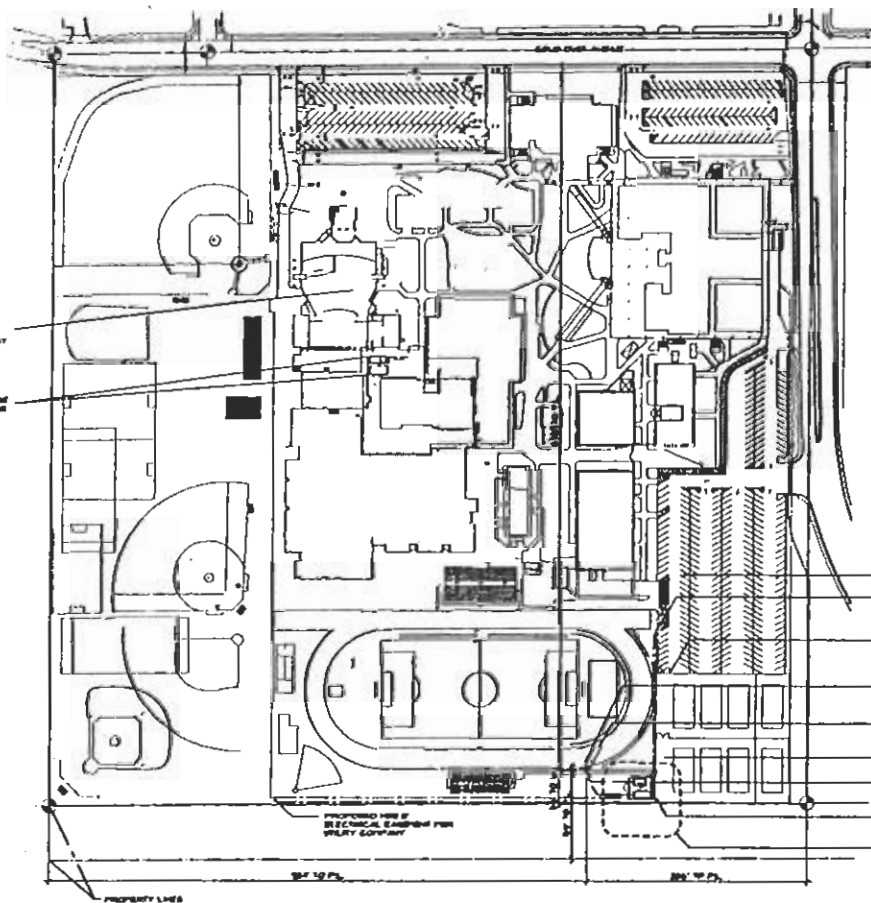
ATTACHMENT #2



 Chaparral High School WCF Relocation

19-DR-2006

ATTACHMENT #2A



EXISTING CAMPUS SITE PLAN

**LESSON'S LEGAL DESCRIPTION**

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2125 East Adams Street
 Phoenix, Arizona 85014
 Tel: 602.998.3333
 Fax: 602.998.3333



4811 F. THISTLE LANDING DR.
 SUITE #100
 PHOENIX, AZ 85044

DATE	REVISION	DATE	DATE
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OWNER PROJECT

DATE: 01/15/04
 CHAPARRAL J.S.
 RELOCATE PROJECT

PROJECT ADDRESS:
 CHAPARRAL H.S.
 6935 E. GOLD DUST
 SCOTTSDALE, AZ 85253



DATE	REVISION
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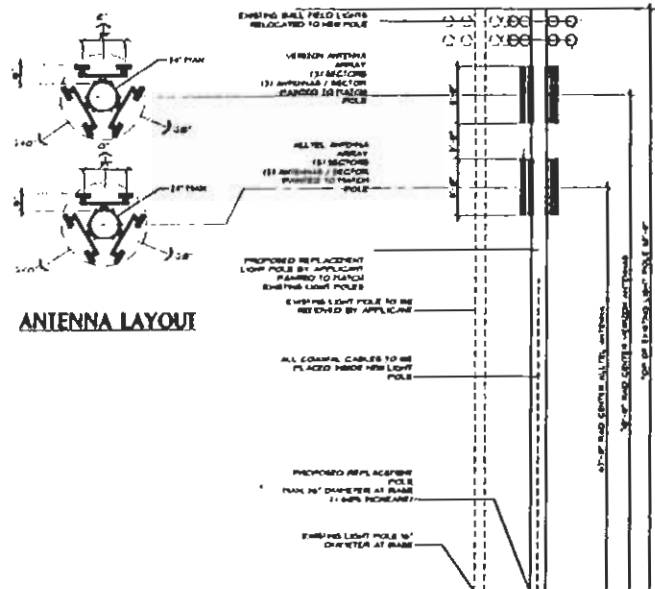
ARCHITECT: J.S. C.
 YDC - YDC

SHEET TITLE

ZONING INFORMATION

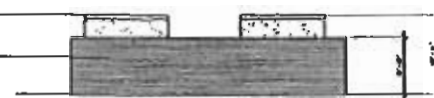
SHEET NUMBER

DRB-AI



ANTENNA LAYOUT

RELOCATED PRE-FAB SHEDS PAINTED TO MATCH NEW CPU SCREEN WALLS (TYPICAL)
 PROPOSED CPU 12" DIA. SHED SCREEN WALL COLORED TO MATCH PROPOSED SHED COLOR (TYPICAL)
 PROPOSED COLOR MATCH SHEDS 12" DIA.

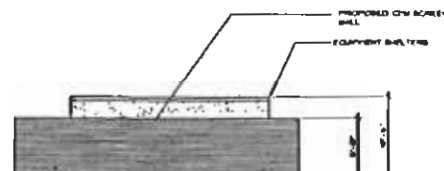


EAST ELEVATION

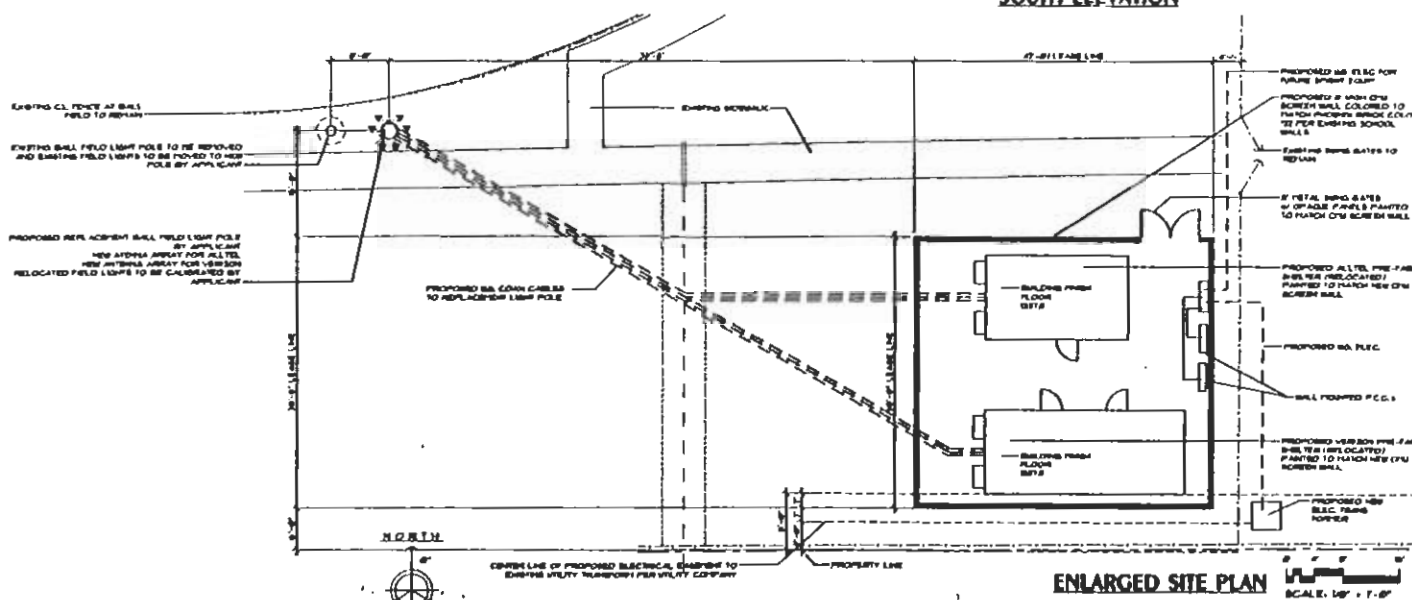
EMERGENCY NOTIFICATION SHEDS
 PROPOSED METAL SHEDS WITH OPABLE BACKING PAINTED TO MATCH NEW SCREEN WALLS



NORTH ELEVATION



SOUTH ELEVATION



2125 East Adams Street
 Phoenix, Arizona 85034
 Telephone: 602.382.7542
 Fax: 602.382.7542



4811 E. THISTLE LANDING DR.
 SUITE 8100
 PHOENIX, AZ 85044

EXTERNAL REVIEW	REVISIONS	DATE
Design Review		
Construction Review		
Permit Review		
Final Review		
Client Review		
Architect Review		
Engineer Review		

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OWNER PROJECT:

SITE NAME:
 CHAPARRAL H.S.
 RELOCATE PROJECT

STREET ADDRESS:
 CHAPARRAL H.S.
 6935 E. GOLD DUST
 SCOTTSDALE, AZ 85253



DRAWING DATE: 8/25/04

REVISIONS:
 NO. DATE
 1. 8/25/04

ARCHITECT'S JOB NO.: YDC-778

SHEET NO.: 1

ENLARGED SITE PLAN
 ELEVATIONS

SHEET NUMBER

DRB-A2

Stipulations for Case: Chaparral High School WCF Relocation 19-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The personal wireless service facility and associated equipment shall be in conformance with the site plan, enlarged site plan, and elevations submitted by Alltel/Verizon dated 2/6/2006 by city staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *All walls shall match the architectural color, materials and finish of the building(s) that are to be renovated by the school under case 22-DR-2006.*
3. *This application does not approve any modification to the existing subject ball field light pole other than the replacement of the pole itself. The new pole shall not exceed 82' to match the existing conditions and the attachments shall not exceed 74' as shown on the site plan. The new pole shall match the existing ball field light poles in terms of color, texture and dimensions. No new lighting is proposed with this application and the existing lighting may be re-mounted on the new pole at a height and mounting consistent with the existing. Plans submitted for permit shall demonstrate this requirement.*
4. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.
5. All existing easements, including public utility and scenic corridor easements, shall be shown on all site, landscape, and civil plans.
6. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
7. The entire length of any new or existing conduit running between the power and telephone sources and the equipment cabinets shall be placed underground and shall not be exposed on the exterior of the screen wall.
8. With the Final Plans submittal, the Provider shall submit a detail of the **required** marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
9. Obtain necessary permits as required by the One-Stop-Shop.

ATTACHMENT A

LANDSCAPE DESIGN:

DRB Stipulations

10. Landscaping shall be reviewed, approved and installed under case 22-DR-2006 Chaparral High School renovations.

ENGINEERING

No engineering stipulations.